

DESIGN AND ACCESS STATEMENT

DISABLED ACCESS ENTRANCE AT 100A CHALK FARM ROAD, NW1 8EH

DESIGN

Existing Buildings

100A Chalk Farm Road is a small office complex consisting of a single storey structure to Chalk Farm Road and a three storey office building adjacent to the railway at the rear. It is the lesser part of a development including no.100 Chalk Farm Road a 5 storey office building and all designed by John Seifert while at Richard Seifert and Partners in the 1970's. The building is within the boundary wall of Victorian railway sidings and along the Northern boundary of the site to Chalk Farm Road there is a substantial brick wall which is a Grade II Listed structure. The buildings are within the Regents Canal Conservation area but are highly incongruous.

The Proposal

The proposal is to install a lift from pavement level up to the raised ground floor levels of both no.100 and 100A Chalk Farm Road. We propose to form a modest opening through the Listed brick wall to Chalk Farm Road with a new lobby and new lift behind. The new opening is centred between piers on the wall and as small as possible to allow disabled access. The new entrance will be wide enough for full DDA access and has a flush threshold. The opening is formed with a dark brown pre-weathered copper surround to harmonise with the discoloured and aged London stock brickwork of the wall. The surround incorporates a Black Aluminium gate laser cut to a design by an Artist details of which can be submitted for approval at a later date.

Other options to enable disabled access have been considered and indeed both 100 and 100A have rear entrances accessible via a ramped path however this is far too steep and too long for disabled access requirements.

Character and materials

The street elevation of 100A Chalk Farm Road is constructed in a dark wire cut brick with aluminium strip windows set within precast concrete frames. There is a large area of unrelieved brickwork at the entrance and it is generally not an inviting building. In conjunction with the massive battered Victorian brick wall it sits behind it creates a significant dead space along this side of Chalk Farm Road.

The proposals introduce thick cast glass cladding to the large brick elevation and Artist designed metalwork gates in order to "soften" these walls. The pavement level disabled access will have a minimal dark brown pre-weathered copper hood which accommodates the batter to the Victorian brick wall and effectively marks the entrance. The proposals will enliven this side of the street with minimal loss of historic fabric and enable the full access essential to modern office buildings.

ACCESS

The proposals are designed to form an inviting entrance suitable for all users and fully DDA compliant with minimal disruption to a Listed structure.